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ESTATE AGENTS



Orchard Corner, Gravelye Lane, Lindfield
£785,000



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Orchard Corner, Gravelye Lane, Lindfield

FEATURES

- *Beautifully Presented Detached Family House
- *Stunning Hamilton Stone Kitchen/Breakfast Room with Vaulted Ceiling
- *Particularly Spacious and Bright Reception Room with Triple Aspect
- *Separate Dining Room and Study
- *Large Entrance Hall and Fabulous Galleried Landing
- *Master Bedroom with En-Suite and Three Further Double Bedrooms
- *Tandem Garage, Utility Room/Gym/Office/Studio, Solar Panels
- *Fabulous Corner Plot and Sunny Lawned Secluded Garden

DESCRIPTION

Occupying a large corner plot and within ten minutes' walk of Lindfield High Street is this beautifully presented detached house. Ground floor accommodation comprises a spacious entrance hall, cloakroom, stunning recently fitted Hamilton Stone kitchen leading into a large breakfast area with vaulted ceiling and bi-fold doors onto the garden, separate dining room, a particularly spacious and bright reception room enjoying a triple aspect and a study. An attractive turned staircase up to a wonderful galleried landing leading to a master bedroom with en-suite bathroom, three further double bedrooms, family bathroom and access to a large loft space. The tandem garage comfortably accommodates two reasonably sized cars, the utility room is plumbed for washing machine, fitted with a sink and would be ideal as gym/office/studio. The garden is south facing and is mostly laid to lawn being approximately 90'x70', wraps around to one side and has been planted to offer year-round interest.

DIRECTIONS

From Lindfield Common, proceed up Gravelye Lane and Orchard Corner is the fourth turning on the right. The house is situated on the left.



ACCOMMODATION

Approach

Pretty front garden mainly laid to lawn with flower borders, side gate, steps to covered entrance porch. Gravelled driveway with parking for 5/6 cars, access to garage and pathway to rear garden.

Entrance Hall

Spacious entrance hall with room for occasional furniture, under stairs cupboard for coats and shoes housing alarm system, window to front with fitted blinds, Antique Oak laminate flooring, stairs to first floor.

Cloakroom

Wash hand basin, wc, window with fitted blinds, part tiled walls, tiled floor.

Study

Window overlooking front with fitted blinds, Antique Oak laminate flooring.

Reception Room

Superb spacious reception room with triple aspect, double French doors onto patio and rear garden, plantation shutters fitted to each, granite fireplace with pebble effect gas fire, double doors leading to:

Dining Room

Window overlooking rear garden, Antique Oak laminate flooring, door to:

Kitchen/Breakfast Room

Stunning triple aspect room fitted with Hamilton Stone bespoke kitchen, hand painted in Lamp Room grey, quartz work surfaces, Karndean tiles with underfloor heating. Superb range of wall and base units, built-in Neff appliances, tall fridge, freezer, dishwasher, microwave and a Capel Wine fridge. Space for a 110 cm range cooker, extractor hood over, concealed Worcester Bosch boiler, double Villeroy and Boch butlers sink. Large breakfast island, bench seat with storage beneath, triple bi-fold doors with bespoke Innovation blinds built into recess on each door, plantation shutters across all 4 windows, back door.

Stairs up to galleried landing

Airing cupboard with hot water tank and immersion heater, loft hatch with built-in ladder leading to insulated boarded out loft with power and lighting, 2 windows with fitted blinds overlooking front.

Bedroom 1

Large double bedroom with double aspect overlooking rear garden, 2 built-in wardrobes, 2 windows with fitted blinds, door leading to:

En-suite

White suite comprising P shaped bath with shower over and glass screen, wash hand basin, wc, large ladder radiator, window with fitted blind, part tiled walls and tiled floor.

Bedroom 2

Large double bedroom, bay window with fitted roller blinds overlooking front and far reaching views, built-in wardrobe.

Bedroom 3

Further double bedroom with built-in wardrobe, window overlooking rear.

Bedroom 4

Another double bedroom with built-in wardrobe, 2 windows with fitted blinds overlooking front with views.

Family Bathroom

White suite comprising P shaped bath with shower over and glass screen, wash hand basin, wc, ladder radiator, window with fitted blind, part tiled walls, tiled floor.

Utility Room/Gym/Office/Studio

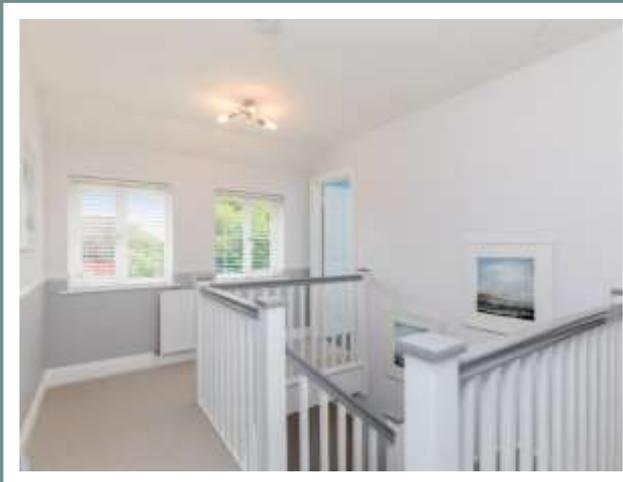
Timber framed construction, being fully insulated and heated, plumbing for washing machine, double butlers sink with cupboard beneath, granite worktop, wall cupboard, grey laminate flooring.

Rear Garden

South facing garden mainly laid to lawn, large patio area, flower borders containing a range of trees, shrubs and flowers, including geraniums, camellias, acers etc. Garden shed.

Garage

Double length tandem garage with up and over door, power, lights and sink.





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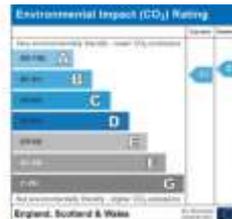
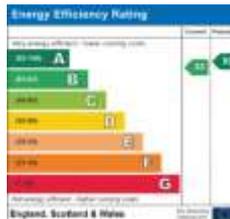


Approximate Floor Area
461.98 sq ft
(42.92 sq m)

Ground Floor
Approximate Floor Area
1020.95 sq ft
(94.85 sq m)

First Floor
Approximate Floor Area
865.95 sq ft
(80.45 sq m)

Approximate Gross Internal Area = 218.22 sq m / 2348.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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All dimensions are approximate and quoted for guidance only. Reference to appliances and all services does not imply they are necessarily in working order or fit for purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property and any fixtures and fittings. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.



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